

MORAN ARCHITECTURE PLANNING STATEMENT

PREPARED IN SUPPORT OF A FULL PLANNING APPLICATION

FOR DEVELOPMENT OF THE REAR YARD AT

62 TURNPIKE LANE, HARRINGAY, LONDON N8 0PR.

TO PROVIDE 1-BED DWELLING.



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62 TURNPIKE LANE



Proposed development area.

LOCATION PLAN

1: 1250



Plan Produced for: Moran Architecture



EXISTING STREET VIEW (EAST ELEVATION)

CONTENTS.

1.INTRODUCTION

2.PLANNING HISTORY

3.THE SITE AND SURROUNDINGS

4.PROPOSAL AND DESIGN

5.ACCESS AND PARKING

6.TREES AND LANDSCAPING

7.SUSTAINABILITY

8.CONCLUSION

1.0 Introduction:

This planning application is for the demolition of an existing storage unit to enable a new 1-bed dwelling to be constructed within an established residential area.

2.0 Planning History:

The existing site has a mix of a commercial unit and a studio unit at ground floor level and 2No.2-bed units at first and second floor levels which were granted planning approval in 2023.

3.0 The Site and Surroundings:

The site is located to the rear of No.62 Turnpike lane N8 OPR and is not within a conversation area. The site orientation is that the East elevation faces Burghley Road N8, the North elevation will face the gable wall of No.1 Burghley Road N8 leaving a distance of 1.4m. The South elevation will face existing flats of No.62 Turnpike Lane N8 with a distance of 5.0m. A similar approved development is located to the rear of 58 Turnpike Lane N8 and was granted planning permission in 2011(HGY/2010/1357).

4.0 Proposal and Design:

The proposal following communication with Haringey Council is to provide 1 No. One bed property that fits into the site that measures 11 x 6 metres and would match the vernacular of the surrounding area and contribute to providing much needed accommodation on a small sized site (below 0.25 hectares).

The proposed design pays respect to the local character and the area is characterised by such developments of back yards being developed to provide good accommodation with a ground floor kitchen diner and bedroom with en-suite facility.

The plot size and the provision of 1 No. dwelling would be consistent with previous applications to Haringey Council. Following existing boundary lines we have conformed with adjoining buildings and their outlooks thus complementing and enhancing the general look of the road.

The proposed materials would match those used in the area with a mixture of facing bricks, render, aluminium windows and plain roof tiles.

The design and layout of the proposals clearly comply with local planning policy aiming to protect local character under the London Plan and the NPPF 2021 and would enhance the appearance of this section of the road.

Neighbouring amenity would be protected with obscured glazing and with no element breaching the 45-degree guideline to the rear and front.

The unit would provide quality accommodation in accordance with the London Plan Policy D6 (2021) which stipulates minimum space standards for new developments and DM7 Backland sites.

The unit provides 37 square metres of floorspace which would comply with the guides minimum GIA for a 1b/1p (see table below) with appropriate amenity space of 15 square metres and Ducketts Common within walking distance.

Neighbouring amenity will be protected with obscured glazing and respecting the 45-degree guidelines so would have no detrimental impact on levels of outlook, privacy, sunlight and daylight.

Section 9.6.2 of SPD (2013)

	Dwelling type (bedrooms / persons)	Minimum GIA (square metres)
Single storey unit (including flats)	1b / 1p	37
	1b / 2p	50
	2b / 3p	61
	2b / 4p	70
	3b / 4p	74
	3b / 5p	86
	3b / 6p	95
	4b / 5p	90
Two storey unit	4b / 6p	99
	2b / 4p	83
	3b / 4p	87
	3b / 5p	96
	4b / 5p	100
	4b / 6p	107

5.0 Access Parking:

The site does not allow for off street parking and has a PTAL rating of 6A with access to local varied public transport services which is adequate for the future resident of such a unit.

6.0 Trees and Landscaping:

As the site in question has been used for storage and the adjoining site has been developed there are no existing trees or landscaping to take into account.

7.0 Sustainability:

Suds will be incorporated so as to ensure that surface water will be sustainably managed over the lifetime of the development. As required by the London Plan 2021 surface water runoff will be managed through the provision of a water butt (150 litres) and Rain gardens (7.0m²) 25% absorption.

The new construction will provide an opportunity to produce a low carbon footprint with a highly insulated dwelling giving low U-values, good air permeability, efficient ASHP heating system and solar panels. Thus meeting the requirements of the Building Regulations Part L1A and Level 5 of the Code for Sustainable Homes.

8.0 Conclusion:

Due to the present condition of the site it is very important that some form of development is granted permission to aid in Haringeys needed provision of 1,502 homes per annum target. The London Plan Policy H2A favours development of small sites by small and medium-sized housebuilders in providing housing delivery. The proposed development has been designed to take into account the following planning guides/documents and policies :

Chapter 5 - NPPF (2023)

Policies 2013 -2026;

SP11 Design

SP2 Housing

DM1 Delivering High Quality Design

DM7 Development on Infill, Backland, and Garden Land Sites

DM10 Housing Supply

DM12 Housing Design and Quality

DM21 Sustainability Design, Layout and Construction

H1 Increasing Housing Supply

D3 Optimising site capacity through the design-led approach

D4 Delivering good design

D5 Inclusive design

D6 Housing quality and standards

Haringey's Local Plan Strategic Policies 2013-2026

Site Allocations and Development Management Policies (2017)

Planning and Design Guide SPD Parts D and E.

Draft Sustainable Transport and Parking SPD (2022)

Landscape, Trees and Biodiversity SPD (2010)